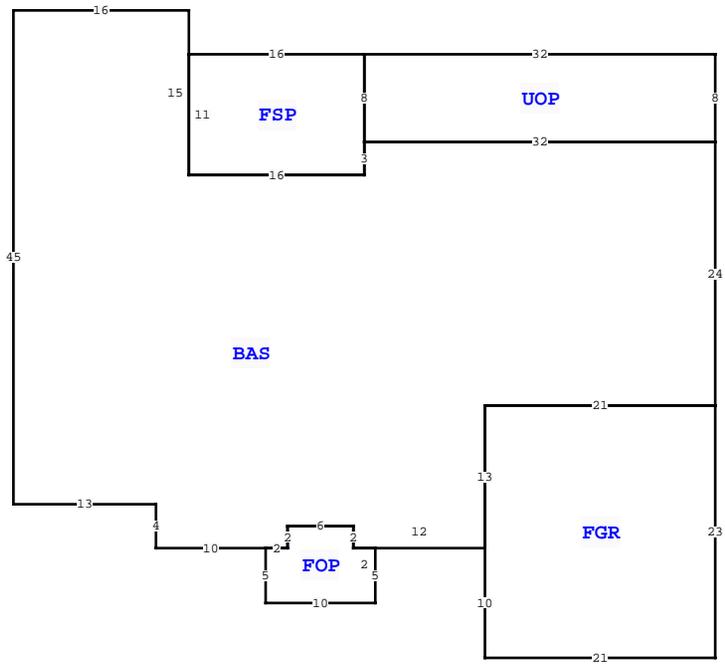


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,175	100	
FGR	483	55	
FOP	62	30	
FSP	176	40	
UOP	256	20	
TOTALS	3,152		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,581	116.9973	131.04	338,214	2006	2006	0	0	19.00	81.00
1 SINGLE FAM 100% - 2019 Heated Area: 2175 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		273,953
TOTAL MARKET OB/XF VALUE		26,601
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		353,054
SOH/AGL Deduction		88,184
ASSESSED VALUE		264,870
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		213,459
TOTAL JUST VALUE		353,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00772	POOL		11/05/2021
3629	SFR	740	03/20/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/2092	6/20/2018	WD	U	I	11	100
GRANTOR: ROBERT L MILLINGS & L						
GRANTEE: SUMMER L HOWELL						
1362/0882	6/19/2018	WD	Q	I	01	252,000
GRANTOR: ROBERT L MILLINGS & L						
GRANTEE: SUMMER L HOWELL						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,583.00	UT	3.00	3.00	100	2006	2006	3	100	4,749	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
4	0280	POOL R/CON	0	100	12	288.00	UT	70.00	70.00	100	2023	2022		95	19,152	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

BUILDING NOTES	
685 NW SAVANNAH CIR, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W16 S45 E13 S4 E10 FOP= S5 E10 N5 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E12 FGR= S10 E21 N23 W21 S13\$ N13 E21 N24 UOP= N8 W32 S8 E32\$ W32 FSP= N8 W16 S11 E16 N3\$ S3 W16 N15\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	35,000.00	52,500.00	52,500							